



**Armson Avenue, Kirby Muxloe Leicester LE9 2DA**

**welcome to**

**Armson Avenue, Kirby Muxloe Leicester**

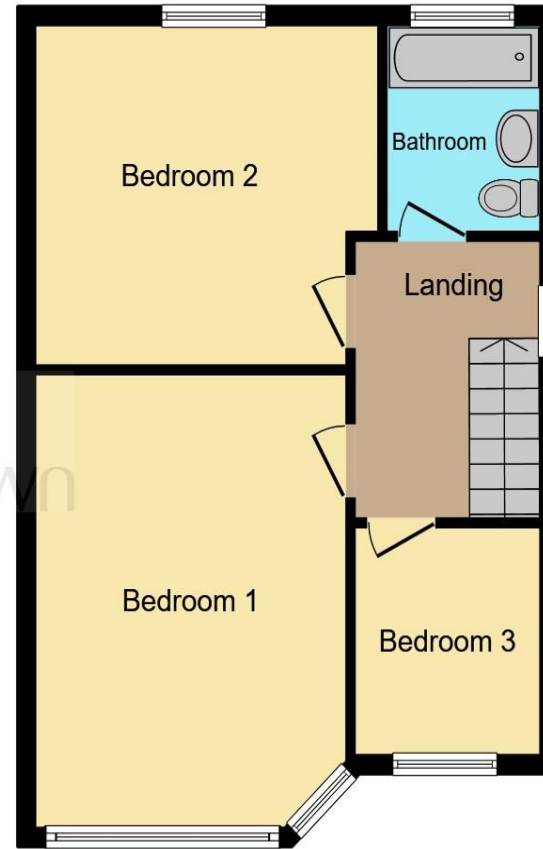
A stunning three bed semi-detached comprising of an open lounge area, extended open plan kitchen/diner & shower room downstairs with the three bedrooms & a bathroom upstairs. To the front of the property is a driveway & to the rear is a landscaped garden with artificial grass and side gate.







**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Lounge**

27' 3" x 11' 1" narrowing to 8' 8" ( 8.31m x 3.38m narrowing to 2.64m )

**Open Plan Kitchen / Diner**

20' 10" x 12' 6" extending to 20' 4" ( 6.35m x 3.81m extending to 6.20m )

**Shower Room**

**First Floor Landing**

**Bedroom One**

11' 5" x 10' ( 3.48m x 3.05m )

**Bedroom Two**

12' 3" x 10' 4" ( 3.73m x 3.15m )

**Bedroom Three**

7' 11" x 7' ( 2.41m x 2.13m )

**Bathroom**

**Front & Rear Of Property**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

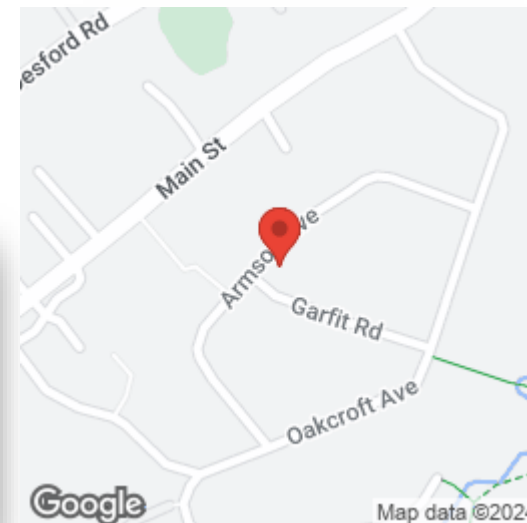
## Armson Avenue, Kirby Muxloe Leicester

- Semi-Detached
- Three Bedrooms
- Two Bathrooms
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D

offers over

**£400,000**



**view this property online** [williamhbrown.co.uk/Property/LHS116885](https://www.williamhbrown.co.uk/Property/LHS116885)

Please note the marker reflects the postcode not the actual property



Property Ref:  
LHS116885 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)